



21/8 Muirhouse Parkway
MUIRHOUSE | EDINBURGH | EH4 5JG


warners
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Well presented and generously proportioned top floor flat, forming part of an attractive development located in Edinburgh's popular Muirhouse area, well placed for a wide range of local amenities, efficient bus services and swift access to main commuting routes. This lovely home offers stylish, well-balanced accommodation with excellent storage throughout and will appeal to a variety of buyers. The hallway with storage and utility cupboard welcomes you to the property. The bright and spacious open-plan living/dining room is flooded with natural light and further enhanced by a Juliet balcony. The semi open plan kitchen is fitted with modern units and a range of integrated appliances. The principal bedroom is a spacious double, benefitting from built-in storage and a modern en-suite shower room. A second well-proportioned double bedroom, also with built in storage offers flexible use, and the principal bathroom with mains shower over bath completes the accommodation. Further benefits include gas central heating, double glazing and security entry system and externally, a communal rear garden, secure bike storage and unallocated off-street parking within the development.

- Well presented second (top) floor flat
- Dual aspect living/dining/kitchen with Juliet balcony
- Principal bedroom with en-suite shower room and fitted storage
- Further double bedroom with storage
- Bathroom with shower over bath
- Gas central heating and double glazing
- Communal rear garden and secure bike store
- Unallocated off-street parking
- Well-maintained, factored development

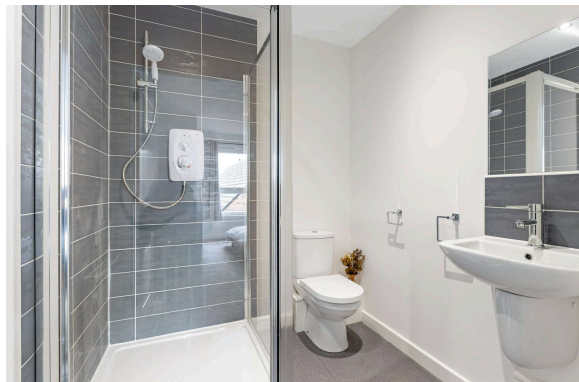
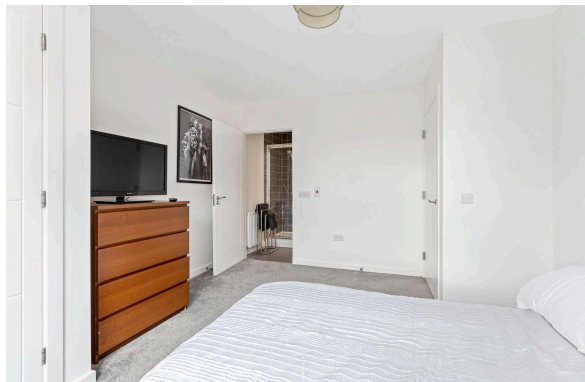
Council Tax: C , Energy Rating: C
Factor payable to Ross and Liddel, approx. £1000 per year

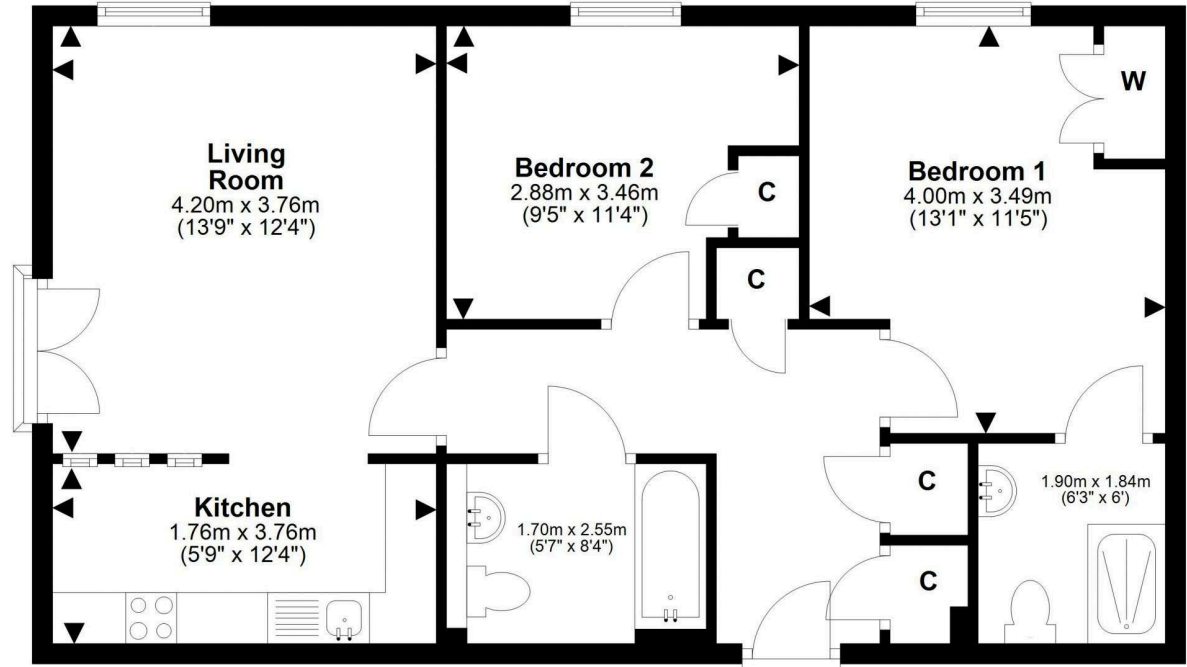
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, fridge freezer, all sofas, beds, blinds, and curtains.

Muirhouse is a suburb to the north of Edinburgh close to Granton and Davidsons Mains. There are Morrisons' supermarkets at Granton and Ferry Road with other major retail outlets at Craighleith Retail Park. Recreational facilities in the area include Silverknowes and Bruntsfield golf courses, Ainslie Park Leisure Centre and a host of cycle networks and parks. Local schools are available at primary and secondary level and Telford College is close by. An excellent local bus service operates to the City Centre and surrounding area whilst there is easy access to the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.